RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 28777
(Davidson County File Box 9-B)

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Ryan M Ervin Jennifer B. Ervin 63 Jay St Nashville TN 37210	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $63,000.00

Map & Parcel No.
119 60 216

BILL GARRETT, Davidson County
Trans:T20100070078 DEEDWARR
Recvd: 11/04/10 10:41 2 pgs
Fees:13.00 Taxes:233.10
20101104-0088467

Affiant
Subscribed and sworn to before me on 11/02/10.

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Notary Public

My Commission Expires: 5/23/11

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Claude R. Collier and wife Patricia B. Collier, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Ryan M Ervin and wife Jennifer B. Ervin, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 63 Jay St Nashville TN 37210, County of Davidson:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Map of Sterling Heights, Section III as of record in Book 1424, page 113, said Register's Office.

Said Lot No. 111 fronts 106 feet on the south side of Jay Street and runs back 193.76 feet on the east line and 193.65 feet on the west line, to a dead line in the rear, measuring 106 feet thereon.

Being the same property conveyed to Claude R. Collier and wife Patricia B. Collier by deed from James I. Richardson and wife Joyce D. Richardson dated 11/11/77, filed of record in Book 5222, page 97, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 63 Jay St, Nashville, TN 37210.

CRC RBE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 11/02/10.

Claude R. Collier

Claude R. Collier

Patricia B. Collier

Patricia B. Collier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Claude R. Collier and wife Patricia B. Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of November, 2010.

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Notary Public

My Commission Expires: 5/23/11